

06- -1950

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-06-92
Date Filed: 7-13-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **575 Boulevard, S.E.(578 Rosalia Street, S.E.,)** be changed from the R-5 (Two-family Residential) District to the RG-4 (Residential General-Sector 4) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 44, 14th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 44 of the 14th District, Fulton County Georgia, and being more particularly described as follows:

Beginning at a point on the West line of Boulevard Drive and the North line of Rosalia Street, Said point being THE TRUE POINT OF BEGINNING:

Thence North $89^{\circ}10'05''$ West a distance of 148.04 feet to a point, thence North $00^{\circ}36'15''$ East a distance of 100.02 feet to a point, thence South $89^{\circ}09'43''$ East a distance of 148.00 to a point, thence South $00^{\circ}34'48''$ West a distance of 100.00 to the TRUE POINT OF BEGINNING.

Said Tract contains 0.34 acres being 575 Boulevard as shown on a boundary for Jeffrey Wilson, prepared by Ambit Technical Services, dated July 5, 2006

